058.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,000 / 599,000
					USE VALUE:	599,000 / 599,000
					ASSESSED:	599,000 / 599,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STACK MARY--ETAL
Owner 2:	HOCHMUTH CHARLES H
Owner 3:	
Street 1:	16 LOCKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,264 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1204 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4264.000	212,100	3,400	383,500	599,000
Total Card	0.098	212,100	3,400	383,500	599,000
Total Parcel	0.098	212,100	3,400	383,500	599,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.51 | /Parcel: 497.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38667
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,100	3400	4,264.	383,500	599,000	599,000	Year End Roll	12/18/2019
2019	101	FV	187,700	3400	4,264.	383,500	574,600	574,600	Year End Roll	1/3/2019
2018	101	FV	187,700	3400	4,264.	257,500	448,600	448,600	Year End Roll	12/20/2017
2017	101	FV	187,700	3400	4,264.	246,600	437,700	437,700	Year End Roll	1/3/2017
2016	101	FV	187,700	3400	4,264.	224,600	415,700	415,700	Year End	1/4/2016
2015	101	FV	176,900	3400	4,264.	180,800	361,100	361,100	Year End Roll	12/11/2014
2014	101	FV	176,900	3400	4,264.	161,600	341,900	341,900	Year End Roll	12/16/2013
2013	101	FV	176,900	3400	4,264.	153,400	333,700	333,700		12/13/2012

!4985!

PRINT

Date	Time
12/10/20	19:56:29

LAST REV

Date	Time
04/16/19	14:20:57
apro	
4985	

USER DEFINED

Prior Id # 1:	38667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOCHMUTH MILTON	22024-203		5/12/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2012	1333	Manual	13,099	C				
4/23/2008	382	Manual	2,500			G9	GR FY09	replace rear door
4/9/2008	340	New Wind	7,200			G9	GR FY09	
3/20/2008	262	Siding	21,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
2/6/2009	Meas/Inspect	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4264		Sq. Ft.	Site		0	70.	1.28	11									383,544						383,500	

Total AC/HA: 0.09789 | Total SF/SM: 4264 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 383,544 | Spl Credit | Total: 383,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307320
Depreciation:	95269
Depreciated Total:	212051

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

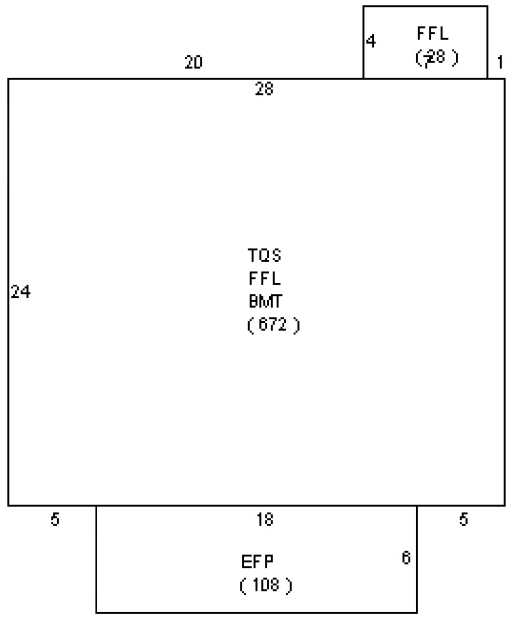
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	106.91
Final Total:	212100	Val/Su SzAd	176.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	700	175.480	122,838
BMT	Basement	672	52.640	35,377
TQS	3/4 Story	504	175.480	88,443
EFP	Enclos Porch	108	52.430	5,662

Net Sketched Area:	1,984			Total:	252,320
Size Ad	1204	Gross Are	2152	FinArea	1204

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	F	FR	1924	20.08	T	50	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400